

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 3, 2004 PLANNING COMMISSION MEETING

P.A.S.: Special Permit Amendment 04001

PROPOSAL: To increase the boundary of the special permit for a health care facility by adding a single family house to be used for patients families and add a lighted ground sign.

LOCATION: S. 54th St. & Normal Blvd.

LAND AREA: The expansion area of the special permit is 9,940 s.f; bringing the total area of the special permit to 24.3 acres, more or less.

CONCLUSION: With minor corrections to the site plan, the application will meet zoning requirements and design standards

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING ZONING: R-2 Residential

EXISTING LAND USE: Health Care facility and one single family house

SURROUNDING LAND USE AND ZONING:

North:	R-2, O-2, and B-1	Residential, commercial and office
South:	R-2	Residential
East:	R-2	Residential
West:	R-2	Residential

HISTORY:

January 22, 2003	Planning Commission approved Special Permit 450-O to construct a four-plex and increase the area of the special permit.
July 24, 2002	Planning Commission approved Special Permit 450-N for authority to construct 16 residential units.
April 7, 1999	Planning Commission approved Special Permit #450-M, which added three assisted living facilities.

July 28, 1998	Madonna applied for a Special Permit #450-L for a temporary parking lot during the construction of the addition to the St. James building. That application was withdrawn and the temporary parking was approved by an administrative amendment by the Planning Director.
July 15, 1998	Planning Commission approved S.P. #450-K to allow the construction of a 3-story addition to the St. James Building.
April, 1994	S.P. #450-J added a new research and education wing.
March, 1992	S.P. #450-I approved temporary parking for employees of a construction company while working at Bryan Memorial.
December, 1991	S.P. #450-H added Day Care Center for children.
April, 1989	S.P. #450-G granted approval of a Rehabilitation Therapy Extension.
July, 1987	S.P. #450-F granted an expansion for Adult Day Care.
March, 1987	An expansion for an Ancillary Office Building was filed and subsequently withdrawn, S.P. 450-E.
July, 1985	S.P. #450-D added a storage building.
July, 1984	S.P. #450-C added outpatient rehabilitation addition.
1979	The Zoning Update converted this area's zoning from A-2 Single Family to R-2 Residential.
November, 1974	S.P. #450-B added 120 beds and parking.
January, 1969	S.P. #450-A increased beds to 132.
December, 1968	Special permit #450 for the 120 bed Madonna Nursing Home was approved.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as Public and Semi-Public.

"Many activities of daily living should occur within walking distance." (p. F-18)

"Hospitals represent one of the highest and most important community service land uses. Further construction on these campuses in the future is likely. Any hospital expansion will need to take into consideration the impact on the adjacent neighborhoods. " (p. F-131)

TRAFFIC ANALYSIS: Normal Blvd. is classified as a minor arterial and S. 54th St. is classified as a local street.

ANALYSIS:

1. This request is to increase the area of the special permit by adding one single family house and to install a lighted ground sign.

2. Special permits for health care facilities are discussed in §27.63.080, which states:

Health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-3, or I-1 zoning districts under the following conditions:

(a) Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

The site plan identifies 786 parking stalls. A total of 369 parking stalls are required.

(b) Yard and area regulations.

(1) Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

The buildings occupy 21.35% of the total land area.

(2) Yards abutting a nonresidential district shall be the same as those required in said abutting district.

The northeast portion of the special permit abuts an O-2 District. The front yard in the O-2 District is 30 feet or same as abutting residential district. The side yard is 10 feet and the rear yard is 25 feet. The area abutting the O-2 District is devoted entirely to landscaping and parking. The parking is outside of the required yard.

(3) Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

The front yard setback in the R-2 district is 25 feet. The side yard is 5 feet and the rear yard is 30 feet. The existing house within the expansion area meets the required yard setbacks.

(4) Required front and side yards shall be landscaped.

There is existing landscaping

(5) The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

The applicant has not requested any waivers.

(c) The proposed health care facility shall conform to all applicable state and federal requirements.

This application is to expand the boundary of the existing special permit. The health care facility has been operating at this location since 1968.

(d) The location of health care facilities shall be readily accessible to the area served. Such facilities should be located on major streets near the center of the area to be served.

The facility is located on South Street, Normal Blvd. and S. 56th Street, all are major streets.

3. Providing housing on the campus is not only convenient for the family and patient, it should reduce vehicular trips on the surrounding streets.
4. The proposed ground sign cannot be located within a triangle formed by 25' legs measured from the property corner both directions. Campuses of health care facilities having more than one building and two acres of land, may have a campus signing plan. The signing plan may be incorporated into the site plan. The proposed sign is not shown on the site plan. The proposed sign must meet the following condition:
 - (a) The signing plan shall be designed to minimize adverse impact on surrounding properties;
 - (b) Any signs proposed in required yards shall be approved as part of the landscaping plan;
 - (c) No pole signs shall be allowed;
 - (d) No ground signs shall exceed eight feet in height or fifty square feet in area if on a major street and six feet in height and thirty-two square feet on any other street;
 - (e) Sign shall have no exposed illumination, except one "emergency" sign may have direct lighting;
 - (f) All wall signs over fifty square feet shall be approved in the permit.

5. The single family house will be used by patients family. Madonna owns the majority of the property on the north side of Normal Blvd. With this latest acquisition, there remains only three properties that Madonna does not own. It appears that the goal of Madonna is to own all properties on the north side of Normal Blvd. Although this is a loss of owner occupied/rental houses in the neighborhood, the houses have remained intact and are used by patients families.

CONDITIONS:

1. This approval permits the addition of one single family house and increases the lot area of the special permit.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall have submitted a revised site plan including 5 copies showing the following revisions and the plans are acceptable.
 - 2.1.1 Show the location of the ground sign at S. 54th St. & Normal Blvd. outside the required sight triangle.
 - 2.2.2 In the parking stall summary delete "previous" from Total Parking Stalls and change the number to 786.
 - 2.2.3 Provide documentation showing that Lot 11, Block 13 was subdivided prior to July 28, 1959.
 - 2.2 The construction plans shall comply with the approved plans.
 - 2.3 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

- 4.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

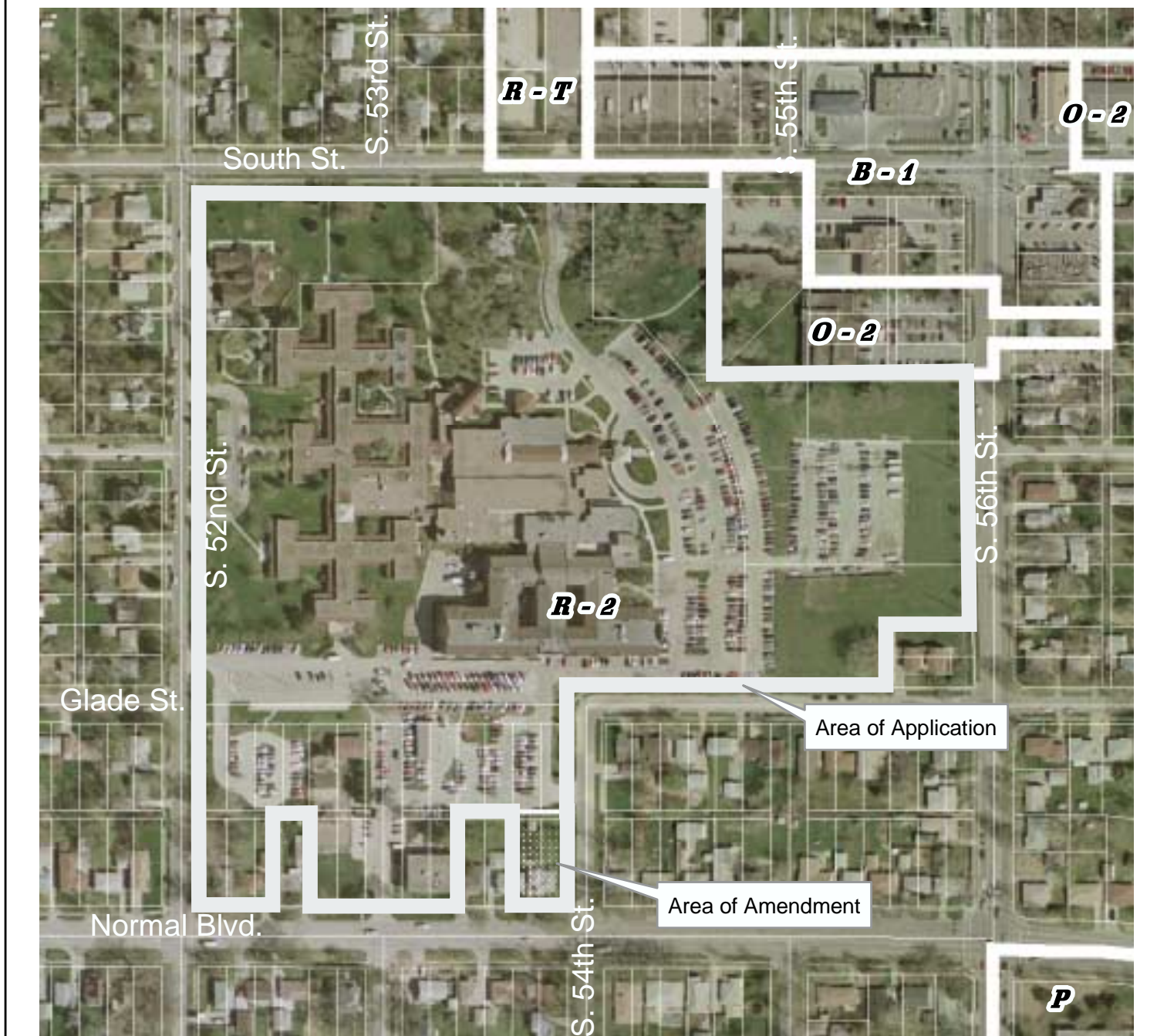
Tom Cajka, 441-5662, tcajka@ci.lincoln.ne.us
Planner

DATE: February 18, 2004

APPLICANT: Madonna Rehabilitation hospital
5401 South St.
Lincoln, NE 68506
(402) 483-9539

OWNER: same as applicant

CONTACT: Jason Kress
Erickson Sullivan Architects
209 S. 9th St.
Lincoln, NE 68508
(402) 475-1787



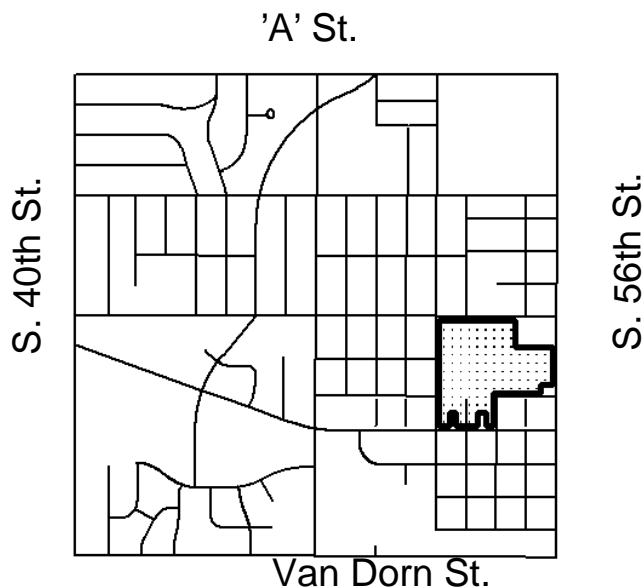
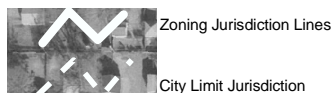
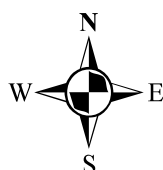
Special Permit Amendment #04001 **Amending SP #450** **S. 54th & South St.**

2002 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 32 T10N R7E



MADONNA CENTERS

LEGAL DESCRIPTION

Lots 2,3,4, and 5, Madonna Centers Subdivision; Lots 1 and 2, Madonna Centers 1st, and Lots 1 to 8 inclusive, and the east 25 feet of lot 11, and all of lot 12, and one half of adjacent vacated alley, Block 13, Normal Addition; one-half of the adjacent vacated alley, vacated 53rd Street between Normal Boulevard and Glade Street; Lots 1 through 8 and the west 30 feet of lot 9, Lots 11, and 12, Block 14, Normal Addition; one-half of adjacent vacated alley, and the south one-half of vacated Glade Street between South 52nd Street, and South 54th Street, Section 32, T10N, R7E, all in Lincoln, Lancaster County, Nebraska.

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**PARTIAL MASTER
 SITE PLAN**

**SPECIAL PERMIT
 #450**

**MADONNA
 REHABILITATION
 HOSPITAL**

5401 South Street
 Lincoln, Nebraska

Project No. 45087

Date: 1.28.2004



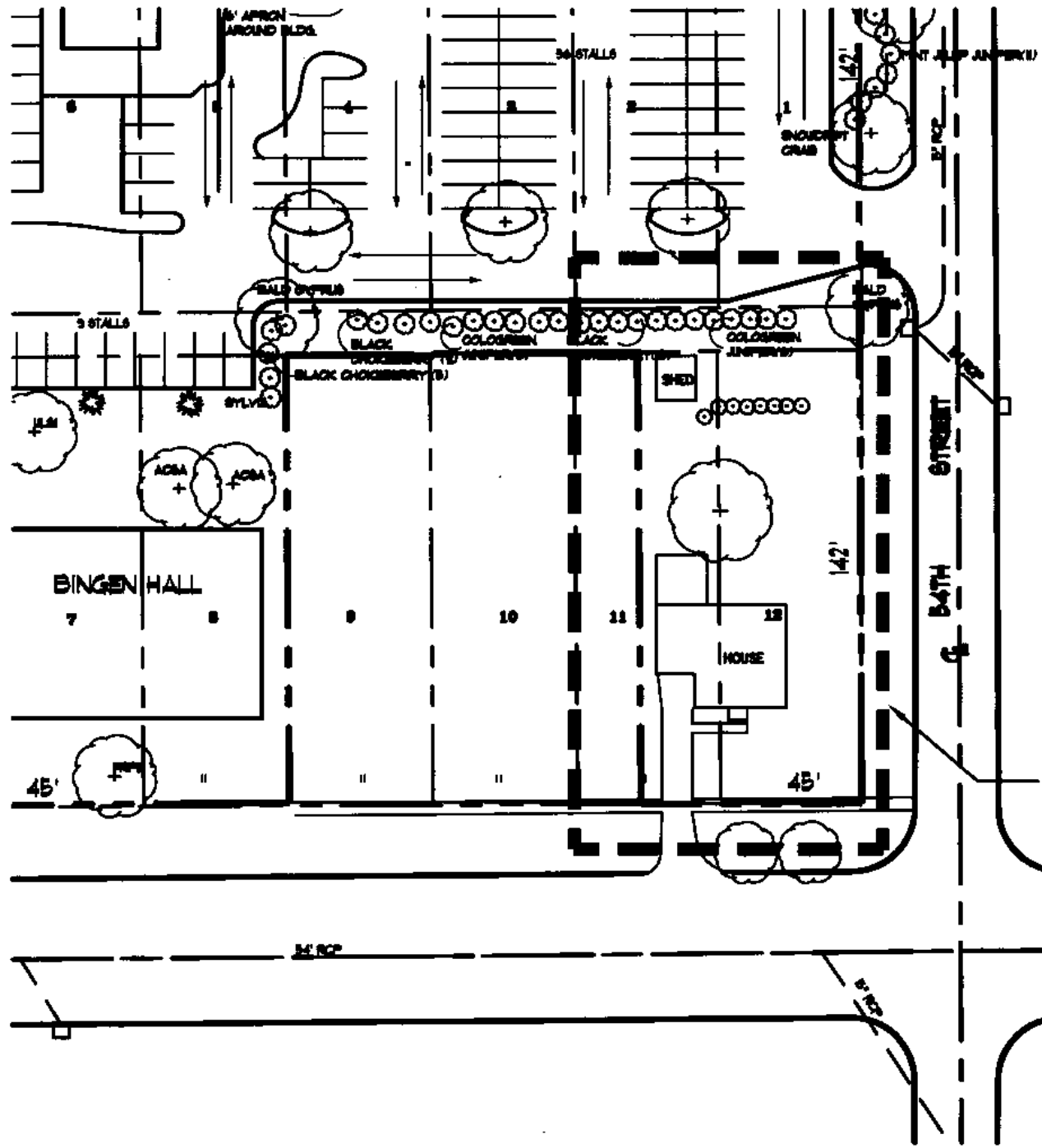
**ERICKSON
 ARCHITECTS
 SULLIVAN**

209 South 9th Street
 Lincoln, NE 68508

Tel: 402.475.1787 Fax: 402.475.1880

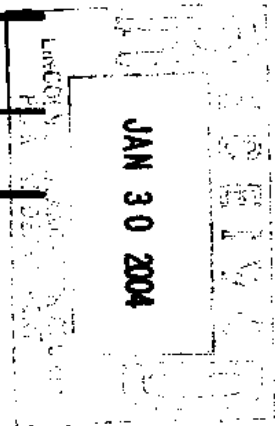
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4	ELCO	ELONYMIUS
5	JUPF	JUNPERUS
8	KF	CALMAGRO
8	MIS	MISCANTHL
3	PIPU	PICEA PUN
2	PYCR	PYRUS SPE
1	QUBI	QUERCUS I
6	ROKO	ROSA SPEC
6	ROFC	ROSA SPEC
3	SYME	SYRINGA M
6	TAME	TAXUS X M
2	VILA	VEURNUM



PARTIAL MASTER SITE PLAN

NOT TO SCALE



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Memorandum

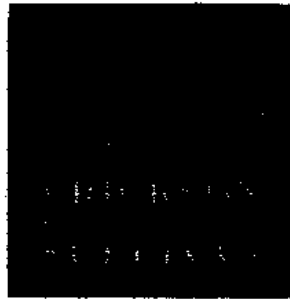
To:	Tom Cajka, Planning Department
From:	Charles W. Baker, Public Works and Utilities
Subject:	Madonna Rehabilitation Hospital Special Permit #04001
Date:	February 4, 2004
cc:	Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Madonna Rehabilitation Hospital Special Permit for a ground sign at South 54th and Normal Boulevard. Public Works has the following comments:

- The proposed ground sign cannot be located within a triangle formed by 25' legs measured from the property corner both directions, to provide adequate sight distance to the west.

January 26, 2004

City Planning Department
555 South 10th Street
Lincoln, NE 68508



Attn: Tom Cajka

RE: Madonna Rehabilitation Hospital – Special Permit Request

On behalf of Madonna Rehabilitation Hospital, I am requesting Special Permit. Madonna has requested that this submittal request approval to include the east 25 feet of lot 11, and all of lot 12, including one half of the adjacent vacated alley, to the Madonna Campus. A lighted ground sign will be placed at the corner of South 54th and Normal Blvd. I am enclosing 20 copies of the revised site plan reflecting the requested changes and a check in the amount of \$740.00 to cover the filing fee costs.

The new legal description is as follows:

Lots 2,3,4, and 5, Madonna Centers Subdivision; Lots 1 and 2, Madonna Centers 1st, and Lots 1 to 8 inclusive, and the east 25 feet of lot 11, and all of lot 12, and one half of adjacent vacated alley, Block 13, Normal Addition; one-half of the adjacent vacated alley; vacated 53rd Street between Normal Boulevard and Glade Street; Lots 1 through 8 and the west 30 feet of lot 9, Lots 11, and 12, Block 14, Normal Addition; one-half of adjacent vacated alley; and the south one-half of vacated Glade Street between South 52nd Street, and South 54th Street, Section 32, T10N, R7E, all in Lincoln, Lancaster County, Nebraska.

Please call if you have any questions.

Thank you,


Scott D. Sullivan, AIA

CC: ESA File

SDS/k

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